

1 Providence City Planning Commission Agenda  
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332  
3 August 8, 2018 6:00 p.m.  
4

5 **Call to Order:** Robert James, Chair  
6 Attendance: Voting: Rowan Cecil, Ruth Ann Holloway, Robert James  
7 Voting Alternate: Bob Perry  
8 Excused: Alex Bearson, Gary Sonntag, John Parker  
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Planning Commission will consider approval of the minutes for July 25, 2018.  
12 R James and R Holloway stated they did not attend the July 25 meeting and would abstain. The minutes were  
13 continued for lack of voting members.  
14

15 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within  
16 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per  
17 person. The total time allotted to public comment is 15 minutes.

- 18 • None  
19

20 **Public Hearing(s) (6:15 p.m.):** Annexation policy plan

21 Prior to making a recommendation on amendments to the City's Annexation Policy Plan, the Planning Commission  
22 is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to  
23 comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in  
24 order to offer your comments. You may also email comments to the City Recorder,  
25 [sbankhead@providence.utah.gov](mailto:sbankhead@providence.utah.gov) by 2:00 PM the day of the meeting.  
26

- 27 • Gary Gettman asked for clarification.  
28 • Gary Stauffer would prefer single-family traditional zoning rather than mixed zoning.  
29 • Gary Gettman spoke to future transportation. He discussed the connection of Main Street to 300 East in  
30 Millville and the placement of 700 South. He felt property owners should have some input on the  
31 placement of the master planned road.  
32 • S Bankhead explained for further clarification the General Plan and the Annexation policy plan do not  
33 annex or rezone property. It is just the basic plan that gives a guideline.  
34 • Gary Stauffer felt some of the property in the Josh Barnett annexation petition varied outside areas on  
35 the map. S Bankhead explained it should match the Theurer land legal description.  
36 • Craig Winder stated as the owner of one of the properties being considered for the annexation policy he  
37 would like the annexation policy plan moved forward prior to the complete general plan.  
38

39 **Action Item(s):**

40 **Item No. 1. Amended Final Plat:** The Providence Planning Commission will consider for approval a final plat for  
41 Little Baldy Subdivision Partial Amended, located in the general area of 90 North 850 East, Providence UT;  
42 amending Lots 33 – 37. (Discussion time approximately 10 minutes)  
43

44 **FINDINGS OF FACT:**

- 45 1. ES used the Providence City Master Plan 2000 as revised, and examined current and anticipated  
46 development in the immediately surrounding area, to review the application and determined  
47 that the General Plan calls for this type of development in the area where it is proposed.  
48 2. ES used PCC 11-3-3 Final Plat and other applicable chapters and sections of Title 11 Subdivision  
49 regulations to review the application and Final plat.  
50 3. ES used PCC 10-8-1 Area Requirements and other applicable chapters and sections of Title 10  
51 Zoning Regulations.  
52 4. ES used the Providence City Corporation Department of Public Works Standards and  
53 Specifications Manual to review the application and final plat.  
54

54 **CONCLUSIONS OF LAW:**

- 55 1. The applicant has met all necessary requirements that would entitle them to approval of their

1 final plat.

2 **CONDITIONS:**

- 3 1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.  
4 2. City Engineer will verify legal description.  
5 3. The city will purchase regular street signs and install. Developer will be billed accordingly.  
6 4. Provide proof of the CCR's to Providence City.  
7 5. The development agreement will need to be approved by the City Council.  
8 6. The construction plans will need to be signed by the City Engineer.

9  
10 **RECOMMENDATION:** That the Planning Commission give their approval for the final plat for Little Baldy  
11 Subdivision.

12 Motion to approve the final plat for Little Baldy Subdivision – R Cecil, second – B Perry

13 Vote:

14 Yea: R James, R Cecil, B Perry, R Holloway,

15 Nay: None

16 Abstained: None

17 Excused: J Parker, G Sonntag,

18 Excused Alternate: Alex Bearson

- 19  
20 • Staff Report Correction – Proposed Building Lots: 4-5

21  
22 **Item No. 2. Preliminary Plat:** The Providence Planning Commission will consider for approval a preliminary plat for  
23 Providence Hollow Subdivision Phase 3, a 29-lot single-family residential subdivision located in the general area of  
24 Spring Creek Parkway and Sarah Street, Providence UT; (Discussion time approximately 10 minutes)

25 **FINDINGS OF FACT:**

- 26 1. ES used the Providence City Master Plan 2000 as revised, and examined current and anticipated  
27 development in the immediately surrounding area, to review the application and determined  
28 that the General Plan calls for this type of development in the area where it is proposed.  
29 2. ES used PCC 11-3-2 preliminary plat and other applicable chapters and sections of Title 11  
30 Subdivision regulations to review the application and preliminary plat.  
31 3. ES used PCC 10-8-1 Area Requirements and other applicable chapters and sections of Title 10  
32 Zoning Regulations.  
33 4. ES used the Providence City Corporation Department of Public Works Standards and  
34 Specifications Manual to review the application and preliminary plat.

35 **CONCLUSIONS OF LAW:**

- 36 1. The applicant has met all necessary requirements that would entitle them to approval of their  
37 preliminary plat.

38 **CONDITIONS:**

- 39 1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.  
40 2. A hammerhead turnaround will be used and approved by the local fire department for lots 13 –  
41 14.

42  
43 **RECOMMENDATION:** That the Planning Commission give their approval for the preliminary plat for Providence  
44 Hollow, Phase 3 Subdivision.

45 Motion to approve the preliminary plat for Providence Hollow Subdivision Phase 3 – R Cecil, second – R Holloway

46 Vote:

47 Yea: R James, R Cecil, B Perry, R Holloway

48 Nay: None

49 Abstained: None

50 Excused: J Parker, G Sonntag

51 Excused Alternate: Alex Bearson

52  
53 **Item No. 3. Preliminary Plat:** The Providence Planning Commission will consider for approval a preliminary plat for  
54 Liechty Subdivision, a 2-lot single-family residential subdivision located in the general area of 405 East 300 South,  
55 Providence UT; (Discussion time approximately 10 minutes)

1 **FINDINGS OF FACT:**

- 2 1. Executive Staff used the Providence City Master Plan 2000 as revised, and examined current and  
3 anticipated development in the immediately surrounding area, to review the application and  
4 determined that the General Plan calls for this type of development in the area where it is  
5 proposed.  
6 2. ES used PCC 11-3-2 Final Plat and other applicable chapters and sections of Title 11 Subdivision  
7 regulations to review the application and preliminary plat.  
8 3. ES used PCC 10-8-1 Area Requirements and other applicable chapters and sections of Title 10  
9 Zoning Regulations.  
10 4. ES used the Providence City Corporation Department of Public Works Standards and  
11 Specifications Manual to review the application and preliminary plat.

12 **CONCLUSIONS OF LAW:**

- 13 1. The applicant has met all necessary requirements that would entitle them to approval of their  
14 preliminary plat.

15 **CONDITIONS:**

- 16 1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.  
17 2. One of the approval conditions will be the installation of the sewer and water.  
18 3. City will verify with Fire Inspector that fire access is acceptable and if there is a need for an  
19 additional hydrant.  
20

21 **RECOMMENDATION:** That the Planning Commission give their approval for the preliminary plat for Liechty  
22 Subdivision as conditions 2 & 3 are addressed.

- 23
- 24 • Candace Liechty Hanson asked if there was a possibility (in order to beat the winter weather) to put the  
25 water/sewer and other improvements the same time construction starts.
  - 26 • S Bankhead explained that because of the way the code reads the minimum improvements have to be  
27 made before the building permit can be issued.  
28

29 Motion to approve the preliminary plat for Liechty Subdivision with conditions at stated in the staff report – B  
30 Perry, second – R Cecil

31 Vote:

32 Yea: R James, R Cecil, B Perry, R Holloway

33 Nay: None

34 Abstained: None

35 Excused: J Parker, G Sonntag

36 Excused Alternate: Alex Bearson  
37

38 **Study Items(s):**

39 **Item No. 1. Annexation Policy Plan:** The Providence Planning Commission will discuss proposed amendments to  
40 the annexation policy plan.

41 Pursuant to UCA § 4-2-401.5(2)(a)(iii) Providence City is providing notice that as part of their regularly scheduled  
42 meeting on July 11, 2018, the Providence Planning Commission will allow affected entities to examine the City's  
43 proposed annexation policy plan and to provide input on it.  
44

- 45 • Chapter 11.3 Objective 1 –
  - 46 ○ R James suggested considering adding the Stauffer and Gettman property to the map
  - 47 ○ Suggested having a larger map to look at the next meeting
  - 48
- 49 • Chapter 11.3 Objective 2 Strategy A –
  - 50 ○ Add a paragraph to Chapter 11.2
    - 51 ■ When a petition is presented document the factors considered by the Planning
    - 52 Commission.
  - 53 • Add the criteria to exclude properties: utilities under river, non-developable sensitive areas, lift station,
  - 54 additional water pressure zone.  
55

1 **Reports:**  
2 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.  
3 S Bankhead explained there have been many inquiries about development.  
4 S Bankhead reported the staff are working on an ordinance that would require anyone that builds and frontage  
5 improvements are needed; they would be responsible for some of the improvements.  
6 S Bankhead recommended using more detail to describe the code for cul-de-sacs connected by walking trails.  
7 S Bankhead reported two acres have been purchased for the zone 2 reservoir.  
8 S Bankhead explained an application has been submitted for Council of Government (COG) funding on Spring Creek  
9 crossing on the west.  
10 S Bankhead reported on the Town Hall meeting on 08-04-2018.

11  
12 Commission Reports: Items presented by the Commission Members will be presented as informational only; no  
13 formal action will be taken.

- 14 • None

15  
16 The next meeting is scheduled for August 22, 2018

17  
18 Motion to adjourn –R Cecil, second – R Holloway

19 Vote:

20 Yea: R James, R Cecil, B Perry, R Holloway

21 Nay: None

22 Abstained: None

23 Excused: J Parker, G Sonntag,

24 Excused Alternate: Alex Bearnson

25  
26 Meeting adjourned approximately 6:57 PM

27 Minutes prepared by Mindi Petersen

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33 Robert James, Chair

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36 \_\_\_\_\_  
Skarlet Bankhead, City Recorder